

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED DISPOSITION OF PARCELS 12b, RE-2b AND RE-7b
SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority", has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with federal financial assistance under said Title I including those prohibiting discrimination because of race, color, creed or national origin; and

WHEREAS, on February 20, 1969, the Authority adopted a Resolution designating the Boston Housing Authority as developer of dwelling units on lands now known as Parcels 12b, RE-2b and RE-7b; and

WHEREAS, the Boston Housing Authority is cognizant of its inability to construct family dwelling units within the federally acceptable cost limits utilizing present construction methods; and

WHEREAS, the Boston Housing Authority has voted to relinquish its designation subject to the Authority's selection of a new developer capable of beginning construction on family dwelling units within six months; and

WHEREAS, Urban Housing Associates - B has expressed a desire to develop 3, 4, and 5 bedroom dwelling units, which dwelling units will be leased to the Boston Housing Authority for forty years;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Urban Housing Associates - B be and hereby is designated as Developer of Disposition Parcels 12b, RE-2b and RE-7b subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosures and issuance of all approvals required by Mass. General Laws and Title I of the Housing Act of 1949, as amended.

2. That disposal of said parcels by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby determined that Urban Housing Associates - B possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project.

4. That the Prototypical Plans and Specifications for the Improvements to be developed on said parcels are found acceptable.

5. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement for Parcels 12b, RE-2b and RE-7b between the Authority as Seller and Urban Housing Associates - B as Buyer providing for the development by the Authority of said disposition parcels in the South End Urban Renewal Area subject to HUD concurrence in a minimum disposition price and the buyer's agreement to commence development on the parcels within 15 days of the date of conveyance and completion within 180 days thereafter, such Agreement to be in the Authority's usual form and to contain such other and further terms and conditions as the Director shall deem proper and in the best interests of the Authority.

That the Director is further authorized to execute and deliver a deed conveying said properties pursuant to such Disposition Agreement and that the execution and delivery by the Director of such Deed and to which a certificate of this resolution is attached shall be conclusive evidence that the terms and provisions thereof are by the Director deemed proper and in the best interests of the Authority.

6. That the Authority is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(e) of the Housing Act of 1949, as amended, including information with respect to the Redeveloper's Statement for Public Disclosure (Federal Form H-6004).

MEMORANDUM

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June 4, 1970

TO: Boston Redevelopment Authority

FROM: John D. Warner, Director

SUBJECT: DESIGNATION OF DEVELOPER
PARCELS 12b, RE-2b AND RE-7b
SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

At a March 23, 1970 meeting, the Boston Housing Authority Board voted to relinquish their designation as developer of family public housing units on Parcels 12b, RE-2b and RE-7b. BHA's action was precipitated by their inability to construct family units within federal cost limitations using conventional construction methods.

Since the BHA cannot develop family dwelling units on Parcels 12b, RE-2b and RE-7b, they have agreed to relinquish their designation on the condition that the BRA designate another developer to construct family dwelling units which would then be leased to the BHA. The BHA further requested that construction of dwelling units on Parcels 12b, RE-2b and RE-7b begin within six (6) months.

The Authority has now received an expression of interest from Urban Housing Associates - B for its Group II development for Disposition Parcels 12b, RE-2b and RE-7b in the South End Urban Renewal Area.

In an attempt to provide the needed low income family dwelling units in the South End Urban Renewal Area, the BRA staff, in conjunction and with the approval of the BHA, has suggested development of the said parcels with 80 Infill units. The construction of the 3-, 4-, and 5-bedroom Infill dwelling units would be completed by 1971, and would be leased to the BHA for 40 years.

Since this proposals would provide the City of Boston with 80 low income family housing units, I recommend that the Authority adopt the attached Resolution designating Urban Housing Associates - B as the developer of Parcels 12b, RE-2b and RE-7b in the South End Urban Renewal Area.

Attachment